

Local Market Update for November 2024

A research tool provided by the Canopy Realtor® Association
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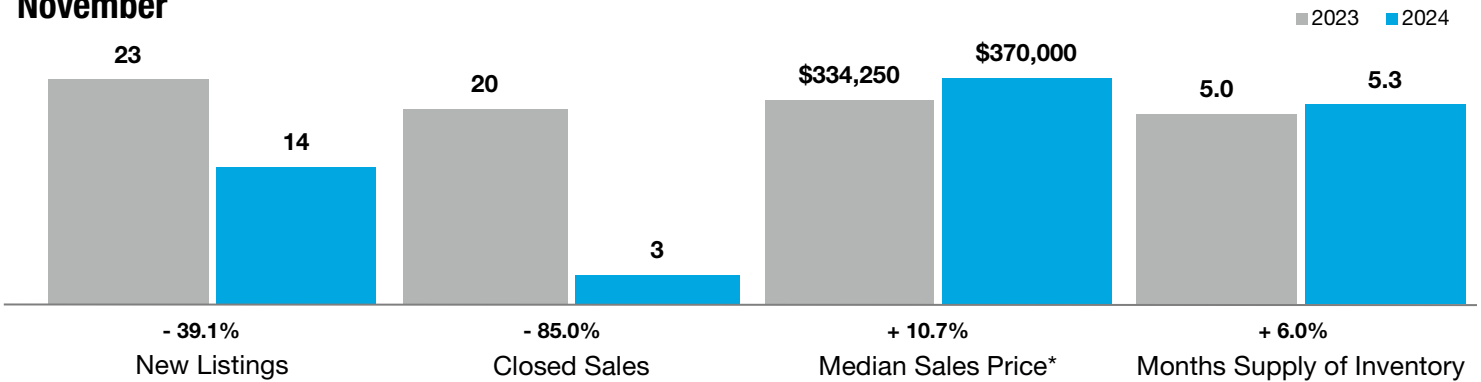
Yancey County

North Carolina

Key Metrics	November			Year to Date		
	2023	2024	Percent Change	Thru 11-2023	Thru 11-2024	Percent Change
New Listings	23	14	- 39.1%	281	311	+ 10.7%
Pending Sales	15	14	- 6.7%	208	182	- 12.5%
Closed Sales	20	3	- 85.0%	207	179	- 13.5%
Median Sales Price*	\$334,250	\$370,000	+ 10.7%	\$341,000	\$370,000	+ 8.5%
Average Sales Price*	\$412,563	\$368,667	- 10.6%	\$446,266	\$458,986	+ 2.9%
Percent of Original List Price Received*	90.2%	94.9%	+ 5.2%	92.6%	93.6%	+ 1.1%
List to Close	107	154	+ 43.9%	116	113	- 2.6%
Days on Market Until Sale	58	77	+ 32.8%	68	65	- 4.4%
Cumulative Days on Market Until Sale	62	79	+ 27.4%	79	75	- 5.1%
Average List Price	\$632,426	\$464,700	- 26.5%	\$572,989	\$593,937	+ 3.7%
Inventory of Homes for Sale	91	84	- 7.7%	--	--	--
Months Supply of Inventory	5.0	5.3	+ 6.0%	--	--	--

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

November



Historical Median Sales Price Rolling 12-Month Calculation

